PREPARED BY: RETURNED T
BANKERS TITLE & ESCROW COR
5107 MARYLAND WAY, SUITE 1
BRENTWOOD, TN 37027

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 452029 DEEDWARR
08/06/2020 12:14:35 PM 2 pgs
Fees: $13.00 Taxes: $1,805.60
20200806-0087562

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61168
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lindsey Barnes Matthew Barnes 8033 Poplarwood Road Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 155030C04400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$488,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **T. Eric Kite and wife, Shelley Kite**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Matthew Barnes and Lindsey Barnes, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Poplarwood, Section 1 Revision for Lots 44 & 45, of record in Book 8250, page 987, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to T. Eric Kite and wife, Shelley Kite, by Warranty Deed from The Jones Company, Custom Homes of Tennessee, Inc., dated November 30, 1999 and recorded on December 2, 1999, of record in Book 11766, page 313, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 8250, page 987, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 10013, page 935, Book 10206, page 512, By Laws in Book 11606, page 13, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Restrictive Covenants of record in Book 9019, page 334, said Register's Office; Charter of Poplarwood Homeowners Association, Inc., of record in Book 10042, page 127, said Register's Office.

This is improved property, known as 8033 Poplarwood Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of August, 2020.

T. Eric Kite
T. Eric Kite

Shelley Kite
Shelley Kite

State of Tennessee

County of Davidson

On this 5th day of August, 2020, before me the undersigned authority, personally appeared T. Eric Kite and Shelley Kite, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $488,000.00.

Affiant

Sworn and subscribed before me this 5th day of August, 2020.

Notary

My Commission Expires: 3/28/22

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY